

CHAPTER 1.0 EXECUTIVE SUMMARY

1.1 Description of the Proposed Project

1.1.1 Project Description

The proposed project consists of subdividing the approximately 127-acre “Hunt Club” parcel (located within Planning Area 10 of the Coto de Caza Specific Plan) into several open space lots and seven (7) rural residential estate lots, which will accommodate seven (7) single-family residential estate dwelling units, together with the existing recorded access road (Lot “C, which encompasses approximately three acres). Project implementation will necessitate the approval of the following discretionary actions: (1) a Specific Plan Amendment (map change only; no text change is required); (2) a Subdivision Map (TTM 17325); and (3) Amendment to an existing Grant of Easement for Parcel Map 89-107.

1.1.2 Project Location

The subject property encompasses approximately 126.51 acres east of Van Gogh Way and the residential development in Tract 15245. The project site is located in Sections 1 and 2, Township 7 South, Ranch 7 West (San Bernardino Base and Meridian) within the Cañada Gobernadora 7.5-minute U.S. Geological Survey quadrangle.

1.1.3 Project Phasing

The proposed project will be implemented in a single phase that includes grading of the seven residential estate lots and completion of an access road and utilities, which will be extended from Van Gogh Way off-site and west of the property to serve the estate lots. Building pads within each estate lot would be created; however, the completion of homes and appurtenant facilities would occur incrementally on a lot-by-lot basis.

1.1.4 Statement of Objectives

Implementation of the proposed project will achieve the following intended specific objectives, which have been identified by the project applicant.

- Create a land use plan that is consistent with the goals, policies, and objectives of the County of Orange General Plan.
- Create a rural residential neighborhood consistent with the purpose and intent of the Coto de Caza Specific Plan that does not exceed the density allocation for Planning Area 10.
- Provide private and public open space resources that complement the adjoining open space resources.
- Enhance General Plan trail connections linking the Coto de Caza Planning Area 10 trails to the Coto de Caza Specific Plan open space lands to the south, north and west.

- Reduce the intensity of development approved for the subject property as well as the overall intensity currently allowed in Planning Area 10, and limit Planning Area 10 to rural residential and open space uses.
- Incorporate development standards, landscaping, and grading techniques to minimize landform alteration and to buffer the proposed development from adjacent properties.
- Stabilize the site's geologic conditions through remedial grading and similar passive stabilization methods, to the extent deemed feasible by the project geotechnical engineer, as part of the project design.
- Minimize potential visual impacts by siting the proposed residential dwelling units in locations that are not visible from the nearby existing residential development and/or screened from the public trails surrounding the subject development area by intervening topography.
- Create a sustainable community that incorporates "Green Building Methods" such as energy efficient design, California native landscaping and water quality features to treat runoff emanating from the site.
- Incorporate contour grading techniques to minimize landform alteration and to balance earthwork quantities on-site to avoid impacts on the nearby residential neighborhoods.

1.2 Alternatives

1.2.1 Summary of Alternatives

CEQA requires that an EIR describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and to evaluate the comparative merits of the alternatives. Chapter 7.0 sets forth several potential alternatives to the proposed project and evaluates them as required by CEQA in order to compare the proposed project with the use permitted for the project site under the existing agreement and other potential development scenarios. The alternatives evaluated in Chapter 7.0 include:

- No Development
- Existing General Plan/Coto de Caza Specific Plan (i.e., "Hunt Club")
- Alternative Design
- Golf Course

1.2.2 Environmentally Superior Alternative

Implementation of the "No Project/No Development" alternative would virtually eliminate all of the potential impacts anticipated to occur as a result of the proposed project; therefore, this alternative qualifies identified as the "environmentally superior" alternative when compared to the proposed project and other alternatives. Without development, no impacts would occur; however, this alternative would not achieve either the project objectives or those of the Coto de Caza Specific Plan. In the case of the alternative design, potential impacts would be anticipated to be the same or greater than the proposed project because of the greater area within the nearly 127-acre property that would be affected by the development of the seven lots. In the case of either the Hunt Club or Golf Course alternative, potential

impacts related to landform alteration, soils and geology, aesthetics, and biological resources would potentially be greater than those identified for the proposed project. In addition, the implementation of these alternatives could also result in additional impacts (e.g., noise, air quality, traffic, etc.) that would not occur with the proposed project. Therefore, neither would be environmentally superior. As a result, the proposed project is “environmentally superior” when compared to the alternatives to the proposed project identified in this section.

1.3 Areas of Controversy

Several concerns were identified by the County of Orange during the preparation of the Initial Study. In addition to these concerns, areas of controversy are also derived from the comments received during the Notice of Preparation (NOP) comment period, including:

- Development of a portion of Planning Area 10 located outside of the adopted development “footprint” and consistency with the adopted Coto de Caza Specific Plan
- Potential effects of development on sensitive habitat and species and the relationship of the development to the Southern Subregional HCP and the Implementation Agreement
- Compatibility of the proposed uses with the existing residential development

1.4 Issues to be Resolved

The environmental analysis presented in Chapter 4.0 of the Draft Supplemental EIR indicates that several potential impacts were identified; however, in those instances, specific mitigation measures have been included to reduce the potential significant adverse effects to a less than significant level. In addition, several recommendations have also been included in this document to address other impacts resulting from project implementation, which have been determined to be less than significant, to eliminate or further reduce those adverse effects. The issues to be resolved are identified below.

- Consistency Determination with the SSHCP/Section 7 Consultation
- Approval of the Minor Amendment to the Implementation Agreement by the affected parties

1.5 Impact Summary Table

Table 1-1 summarizes the significant adverse impacts of the proposed project. The table also provides a summary of the potential impacts found to be less than significant, and which do not require mitigation. Each environmental resource area covered in the main text is summarized. Also, impacts found to be significant are listed along with the proposed mitigation measures. The residual impact after application of mitigation measures is also indicated for each significant impact.

Table 1-1
Summary of Impacts, Mitigation Measures and Level of Significance After Mitigation
Coto de Caza Specific Plan Amendment

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
Land Use and Planning		
The proposed project is consistent the surrounding development and the intensity of development permitted within Planning Area 10. In addition, the proposed project is also consistent with the County's General Plan and relevant policies and complies with the requirements prescribed for a minor amendment to the NCCP/HCP.	No mitigation measures are required; however, the following standard conditions shall be implemented to avoid potential impacts. SC 4.1-1 Prior to the issuance of any grading permit, future development of the project site shall comply with the development standards for rural residential development prescribed in the adopted Coto de Caza Specific Plan.	Less than Significant Impact
Traffic and Circulation		
Based on a typical trip generation rate of 10 trips/dwelling unit, the proposed project would generate a total of only 70 daily vehicular trips, including approximately 10 a.m. peak hour trips and 10 p.m. peak hour trips. The estimated 70 potential project-related vehicular trips are less than that analyzed the traffic analysis prepared for the Coto de Caza Specific Plan; therefore, project implementation will not exceed the trip generation anticipated for Planning Area 10. The number of trips anticipated as a result of project implementation will not conflict with the County's Congestion Management Program and will not adversely affect existing intersections along the existing circulation system serving the project site.	No mitigation measures are required.	Less than Significant Impact
Air Quality		
Neither short-term (construction activity) nor long-term (operational) air emissions occurring as a result of the proposed project would exceed the significance thresholds established by the South Coast AQMD. Nonetheless, the project would be subject to the rules prescribed by the SCAQMD, including the standard conditions prescribed for the project.	SC-5.2-1 Confirm that, in compliance with SCAQMD Rule 403, fugitive dust shall be controlled through the use of a watering truck as necessary, and/or the use of an environmentally safe chemical dust suppressant. Controls shall be applied to all on-site, unpaved roads and ramps, stockpile areas, actively excavated or exposed sites, and	Less than Significant Impact

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<p>all areas that may be temporarily inactive but include exposed (i.e., denuded or devoid of vegetation) or disturbed surfaces.</p> <p>SC-5.2-2 Confirm compliance with South Coast AQMD Rule 403 as follows:</p> <ul style="list-style-type: none"> ▪ Moisten soil and debris not more than 15 minutes prior to excavation or movement. ▪ Apply environmentally safe chemical stabilizers to disturbed surface areas (i.e., graded areas or areas subject to erosion from wind or water) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface. ▪ Water exposed surface areas at least twice a day under calm conditions or as often as needed on windy days or during dry weather in order to maintain a surface crust and prevent the release of visual emissions of dust from the construction site. ▪ Cease grading operations when wind speeds exceed 25 miles per hour if dust is being generated and cannot be controlled by watering alone. ▪ Provide street sweeping, as needed, on adjacent roadways to remove dirt, mud and/or debris dropped from construction vehicles entering or leaving the project site. ▪ Maintain a minimum of two feet of freeboard capacity on all trucks hauling dirt, debris and/or construction materials to and from the construction site. ▪ All trucks hauling dirt, debris and/or construction materials to and from the project site shall be tightly covered with a tarp. ▪ Mobile heavy equipment (e.g., bulldozers, haul trucks, etc.) on unpaved surfaces shall be limited to an on-site speed that avoids fugitive dust impacts off-site as determined by the County Project Engineer. 		

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
Climate Change <p>Project-related short-term and long-term GHG emissions would not exceed the screening threshold established by the SCAQMD for CO₂e emissions. Therefore, no significant project-related or cumulative GHG impacts are anticipated. The project will be subject to Title X energy conservation measures and will incorporate a “green building” designs to minimize CO₂e emissions.</p>	<p>No mitigation measures are required.</p>	Less than Significant Impact
Noise <p>The proposed project must comply with the County's Noise Control Ordinance.</p> <p>Short-term (construction) noise level increases will occur from the use of construction equipment associated with grading and excavation and building and construction activities. Potential noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. The exposure of residents in the vicinity of the project site to the periodic increase in noise levels will be short-term and will cease after construction is completed. Heavy equipment noise can average about 80 dB(A) at 50 feet from the source when the equipment is operating at typical loads. With the exception of the grading and construction of the access road that is proposed to extend from Van Gogh Way, the nearest existing residents are located approximately 600 feet from the proposed development area. Therefore, with the exception of the noise associated with the grading and construction of the access road, most construction single-event noise levels would be less than 60 dBA in the vicinity of the existing residential dwelling units based on the distance of the development area to the existing residential development.</p> <p>Although on-site noise levels associated with residential activities (where none currently exist) would increase, it is anticipated that any such increase in long-term noise associated with the residential use would be those occurring as a result of outdoor activities and would be typical of noise levels in similar residential neighborhoods. If future residents and their guests should engage in activities that result in temporary, loud noise levels that exceed the limits set forth in the County's Noise Ordinance, the County is empowered to take actions to abate that activity. This project would not result in exposure of neighboring residents or future residents on site to noise levels that exceed County standards.</p>	<p>Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Permit Services, that:</p> <ul style="list-style-type: none"> ▪ All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. ▪ All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. <p>Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.</p> <p>No mitigation measures are required</p>	Less than Significant Impact

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Neither the Orange County General Plan nor the State of California has identified either the project site or environs as a potential location for mineral resources of Statewide, regional, or local significance. No mineral resources are known to exist. Therefore, development of the subject property as proposed will not result in the loss of any locally important mineral resource recovery site. No significant impacts will occur as a result of project implementation.	Mineral Resources No mitigation measures are required.	No Impact
Project implementation includes only the site preparation and construction of seven single-family residences on approximately 27 acres within the 126.51-acre site. As indicated above, the proposed project does not involve either construction activities and/or future uses (i.e., residential development) that would utilize hazardous materials or other substances that would, if released into the environment, create a safety or health hazard. There is no indication that the subject site has been contaminated that would adversely affect site development based on the environmental records search conducted by EDR. Although grading and site preparation activities will expose subsurface soils and result in the generation of fugitive dust, no hazardous emissions will occur as a result of project implementation. Therefore, no significant impacts will occur.	Public Health and Safety No mitigation measures are required.	Less than Significant Impact
	Hydrology and Water Quality The following standard conditions shall be implemented to avoid potential impacts.	SC 4.2-1 Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Permit Services: 1. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and 2. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and

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	<p>3. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.</p> <p>SC 4.2.2 Prior to the recording of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Permit Services:</p> <ol style="list-style-type: none"> 1. Design provisions for surface drainage; and 2. Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3. Dedicate the associated easements to the County of Orange, if determined necessary. <p>SC 4.2.3 Prior to the recording of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction.</p>	<p>Prior to the recording of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction.</p> <ul style="list-style-type: none"> ▪ Address Site Design BMPs (as applicable) such as

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	<ul style="list-style-type: none"> minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas; Incorporate applicable Routine Source Control BMPs as defined in the DAMP; Include an Operation and Maintenance (O&M) Plan that identifies the mechanism(s) by which long-term O&M of all structural BMPs will be provided. 	
SC 4.2-4	<p>Prior to the issuance of any grading or building permits, the applicant shall include in the WQMP the following additional Priority Project information in a manner meeting the approval of the Manager, Inspection Services Division:</p> <ul style="list-style-type: none"> Include post-construction Treatment Control BMP(s) as defined in the DAMP; For applicants relying on Regional Treatment Controls, discuss applicable regional water quality and/or watershed program; Include a Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for post-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced Treatment Control BMP(s). 	SC 4.2-5
	<p>Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including:</p> <ul style="list-style-type: none"> Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed 	

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	<ul style="list-style-type: none"> ▪ In conformance with approved plans and specifications; ▪ Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; ▪ Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the WQMP; ▪ Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants; ▪ Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and ▪ Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. 	<p>SC 4.2.6 Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current</p>

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	<p>SWPPP shall be kept at the project site and be available for County review on request.</p>	
	<p>SC 4.2-7 Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMP's will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request.</p> <p>SC 4.2-8 Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Permit Services:</p> <ol style="list-style-type: none"> 1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, via sump pumps if necessary, as determined by the Manager, Permit Services. 2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Drainage Manual. 	<p>MM 4.2-1 Prior to issuance of a grading permit, the applicant shall comply with the current MS-4 requirement to retain surface flows on-site, subject to the approval of the Manager.</p> <p>The hydrology analysis conducted for the proposed project concluded that project implementation will result in a 100-year storm volume of 136.9 cfs, or an increase of 6.8 cfs over existing conditions (i.e., increase</p> <p>Less than Significant Impact</p>

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of 5.8 percent).	Inspection Services Division. Retention/detention facilities shall be located within the proposed development footprint illustrated on TTM 17325.	
<p>Biological Resources</p> <p>MM 4.3-1a Prior to the issuance of a grading permit, the applicant shall show proof to the County in the form of a completed survey or assessment that populations of the many-stemmed dudleya and intermediate Mariposa lily (if located) have been avoided to the extent possible. If avoidance is not possible, offsite purchase of the mitigation sites shall be researched to determine the feasibility of this option. The mitigation sites shall be open space that contains substantial populations of many-stemmed dudleya and intermediate Mariposa lily (if located). These areas shall be dedicated in perpetuity.</p> <p>MM 4.3-1b If the options in MM 4.3-1a are not feasible, the following mitigation program shall be implemented. To compensate for the loss of many-stemmed dudleya and intermediate Mariposa lily, a plan that provides for the establishment of species by transplantation and seeding shall be developed and implemented by a qualified biologist. The detailed mitigation plan shall be approved by the appropriate agencies prior to issuance of a grading permit and shall include the following elements.</p> <ul style="list-style-type: none"> ▪ Procedures for determining a suitable mitigation site to transplant the plants, bulbs and broadcast lily seeds shall be determined. Field surveys shall be conducted to identify the proposed mitigation site(s) and suitable locations for the transplant effort. Proposed sites should not contain an existing population of the intermediate Mariposa lily. The site shall be marked in the field with stakes and flagging. ▪ A pre-construction survey shall be conducted by the project biologist during the peak flowering period (approximately March to June). The limits of each impacted location will be clearly delineated with lath and brightly colored flagging. The localities will be monitored once every two weeks, following the end of the flowering period, to determine the suitable time for <p>Grading necessary to implement the proposed project could result in impacts to the many-stemmed dudleya and intermediate Mariposa lily, which occupy the subject property.</p>		

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	<p>seed collection. A qualified seed collector will collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds will be cleaned and stored by a qualified nursery or institution with appropriate storage facilities. Following the seed collection, the bulbs will be dug up and stored by a qualified nursery or institution with appropriate storage facilities. The top 12 inches of topsoil from the plant locations will be scraped, stockpiled, and used in the selected mitigation site.</p> <ul style="list-style-type: none"> ▪ Detailed procedures for implementing the transplantation of the many-stemmed dudleya and intermediate Mariposa lily shall be described in the plan, including, but not limited to, trash/weed removal, reseeding of native topsoil, soil treatments, irrigation system modification/repair and erosion control. ▪ Approximately 60 percent of the seeds and bulbs shall be spread/placed at the selected site in the fall following site preparation. Forty (40) percent of the seed and bulbs shall be kept in storage for supplemental planting, in the event of future plant failure. ▪ A detailed maintenance and monitoring plan shall be developed by a qualified biologist. The plan shall include detailed descriptions of appropriate maintenance measures, monitoring requirements, and annual report requirements. The project biologist shall have full authority to suspend any operation on the mitigation site that is, in the opinion of the qualified biologist's opinion, not consistent with the restoration plan. Any disputes regarding the consistency of an action with the restoration plan shall be resolved by the applicant and biologist. ▪ The mitigation plan shall provide a series of performance criteria to evaluate the success of the transplantation effort. This shall include requirements for a minimum of 60 percent germination of the number of plans collected. The performance criteria should also include percent cover, density, and seed 	

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	<p>production requirements. These criteria will be developed by the biologist using a reference population for density. The monitoring period for the impacts shall be five (5) years or until the site is determined a success in coordination with the resources agencies.</p> <ul style="list-style-type: none"> ▪ If, after the five-year period, at least 60 percent of the total number of plants removed by the project have not become established at the mitigation site, additional mitigation will be required. If after the five-year period at least 80 percent of the total number of plants removed had not developed on the mitigation site, then the material held in storage shall be reseeded/planted into the mitigation site. The mitigation effort would be considered successful and no additional monitoring would be required. 	<p>Less than Significant Impact</p>
	<p>MM 4.3-2 Grading of the subject property could result in potential impacts to burrowing owls that may occupy the site.</p>	<p>Prior to the issuance of a grading permit, the applicant shall provide proof in the form of a completed survey or assessment to the Manager, General Land Use Planning, that an experienced burrowing owl biologist shall conduct a pre-construction survey of all on-site rodent burrows, which will be evaluated by the biologist and confirmed as not having any owls in them, not more than 30 days before any landform alteration takes place. The surveys shall be conducted as close to the actual construction initiation date as possible.</p>
		<p>SC 4.3-1 Prior to the issuance of a grading permit, the project applicant shall retain the services of a qualified ornithologist and shall provide proof to the Manager, General Land Use Planning in the form of a completed survey or assessment. The qualified ornithologist shall conduct a survey of the construction zone, if any of the phased construction activities (grubbing, grading, tree trimming or removal) are to occur during the breeding season for native birds (approximately February 1 through August 31). Proof in the form of a completed survey or assessment shall be submitted to the Manager, General Land Use Planning. The ornithological survey shall occur not more than seven days prior to the initiation of those construction activities. If the ornithologist detects any occupied nests of native birds within the construction zone, they shall be mapped</p>

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	<p>on construction plans and the project applicant will conspicuously flag off the area(s) supporting bird nests, providing a minimum buffer of 200 feet between the nest and limits of construction. (This buffer zone shall be at least 500 feet for raptors until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project.) The construction crew will be instructed to avoid any activities in the zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the qualified ornithologist. Alternatively, the project applicant will consult as appropriate with the USFWS to discuss the potential loss of nests of native birds covered by the MBTA to obtain the appropriate permit from the USFWS. MM 4.3-3a</p> <p>Prior to the issuance of a grading permit, the applicant shall be required to mitigate the 12.13 acres at a ratio of two acres for each acre of occupied coastal sage scrub habitat. Proof shall be provided to the Manager, General Land Use Planning. A minimum of 24.26 acres of coastal sage scrub habitat shall be provided. (The applicant has agreed to dedicate 26.5 acres of coastal sage scrub habitat in "Parcel A" illustrated on Exhibit 4.3-5.)</p> <p>MM 4.3-3b If construction is to occur during the coastal California gnatcatcher and coastal cactus wren nesting cycle (February 1 to August 31), a nesting bird survey shall be conducted by a qualified biologist prior to the issuance of grading and/or building permits. Active bird nests shall be mapped utilizing a hand-held global positioning system (GPS) and a 500-foot buffer will be flagged around the nest. Construction shall not be permitted within the buffer areas while the nest continues to be active (i.e., eggs, chicks, etc.). Proof shall be submitted to the Manager, General Land Use Planning in the form of a completed survey or assessment.</p> <p>MM 4.3-4a Prior to the issuance of the building permit, in compliance with the requirements prescribed in the Orange County Zoning Code Section 7-95.7(K), night lighting shall be directed away from open space areas to protect species within the area from direct night lighting. Shielding shall be incorporated into the project design to ensure that ambient</p>	<p>Less than Significant Impact</p>
	<p>Project implementation may introduce lighting, noise and related features typical of residential development (e.g., exotic/non-native vegetation, walls, domestic animals, etc.) that could adversely affect both sensitive habitat and species occurring on the subject property.</p>	

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	<p>Lighting in the open space area is not increased. Outdoor lighting of residences will be designed so that all direct beams would be confined to dwelling sites. The level of offsite lighting and lighting fixtures would comply with the applicable requirements and policies of the County of Orange. Project lighting shall not intrude into the open space conservation areas. Street lighting and other project-related illumination sources shall be positioned, directed, and shielded so as to avoid "light spill" into the conserved areas. The proposed project shall avoid any night lighting adjacent to the open space areas. Night lighting shall not be used during the construction.</p> <p>MM 4.3-4b No noise generated on the project site shall exceed residential noise standards.</p> <p>MM 4.3-4c Prior to the issuance of a building permit, the applicant shall submit for approval a Landscape Plan, which shall incorporate special edge treatments designed to separate development areas from open space areas. These areas of native landscaping and fencing will serve to minimize unauthorized public access, predation by domestic animals, and illegal trespassing and dumping.</p> <ul style="list-style-type: none"> ▪ Appropriate signage shall be posted, limiting and discouraging the use of the open space by hikers for their pets. Homeowner educational pamphlets shall be used to inform residents of the potential impacts to native habitats by uncontrolled pets. ▪ All manufactured slopes that abut conservation easement areas shall be retained as open space buffer zones. All manufactured slopes and areas disturbed by construction of those slopes shall be revegetated with buffer species during project construction. ▪ Open space areas shall be retained as open space and shall be managed for the sole purpose of wildlife conservation in perpetuity. The conservation easements shall prohibit all activities that may kill, injure, or otherwise significant disturb wildlife or adversely impact their habitat within the easement 	

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
	<p>MM 4.3-4d Upon the sale of each residential lot, future residents of the proposed project shall be provided with the approved Landscape Plan, which shall include a list of native landscaping materials permitted within the project area. These materials shall be selected for their contribution to the project theme, adaptability to local climatic and soil conditions, and for their compatibility with the unique nature environment in the project area. Sage scrub shall be planted as appropriate on all manufactured slopes. In addition, restoration and enhancement of sage scrub and oak woodland species shall be completed in designated conservation easement areas. Landscape buffers shall be incorporated into the project design to minimize the intrusion of non-native plant species into natural areas. None of the plants listed in Section 6.17.2 of the Draft NCCP/MSAA/HCP shall be utilized for the project and their use by future homeowners shall be prohibited. A weeding program shall be implemented, if necessary, and shall follow the guidelines.</p>	<p>areas. These activities include, but are not limited to, recreation (e.g., hiking, biking, walking pets, etc.), off-road vehicle use, and construction of roads (other than the equestrian trail and project roads) or other structures.</p>
	<p>MM 4.3-5 Project implementation will result in the use of (household) hazardous materials in limited quantities, including cleaning products, solvents, herbicides, and insecticides, which would impact groundwater and/or surface water resources.</p>	<p>Prior to the issuance of the building permit, the project shall comply with the requirements prescribed in the 2009 Landscape Ordinance. The proposed development shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements (i.e., SWIP) and the County's MS-4 (Municipal Separate Storm Sewer System) requirements, to ensure that the quantity and quality of runoff discharged to the open space area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space areas. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within open space areas. This will be accomplished</p>

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
<p>Project implementation will result in potential impacts to jurisdictional waters that exist on the subject property, including 0.90 acre of waters of the State and 0.01 acre of waters of the U.S.</p>	<p>using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <p>MM 4.3-6 Prior to the issuance of a grading permit, the project applicant will be required to replace the jurisdictional wetlands at a ratio of 1:1 or as prescribed by the U.S. Army Corps of Engineers and the California Department of Fish & Game. Proof shall be provided to the Manager, General Land Use Planning.</p>	
<p>Project implementation will result in the removal of approximately 15 acres from the reserve, necessitating the approval of a minor amendment to the Southern Orange County Subregion Habitat Conservation Plan pursuant to the SSHCP Implementation Agreement.</p>	<p>MM 4.3-7 Prior to recordation of the Subdivision Map, the applicant shall provide proof to the Manager, General Land Use Planning that the minor amendment to the SSHCP Implementation Agreement has been approved by the U.S. Fish & Wildlife Service.</p>	<p>Less than Significant Impact</p>
	<p>Cultural/Scientific Resources</p> <p>SC-5.3-1 Prior to the issuance of the grading permit, the plans and specifications shall stipulate that if evidence of subsurface archaeological resources are found during construction, excavation and other construction activity in that area shall cease and the contractor shall contact the Construction Engineer, who will then contact a county certified archaeologist to determine the extent of the find and take proper actions.</p> <p>SC-5.3-2 Prior to the issuance of the grading permit, the plans and specifications shall stipulate that if evidence of subsurface paleontological resources are found during construction, excavation and other construction activity in that area shall cease and the contractor shall contact the Construction Engineer, who will then contact a county certified paleontologist to determine the extent of the find and take proper actions.</p>	<p>No mitigation measures are required.</p> <p>Less than Significant Impact</p>

Although project implementation will result in some grading and landform alteration in order to create building pads for the seven lots, significant impacts to cultural resources are not anticipated. Several mitigation measures were identified in EIR 401 (Coto de Caza Specific Plan) to address potential impacts to cultural resources, including Grading observation pursuant to the County's standard conditions. Therefore, because the subject property is located in an area of the County where cultural resources have been identified, the proposed project will be subject to the observation by a qualified archaeologist, as

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
<p>Indicated below. Therefore, no significant impacts to cultural resources are anticipated and no mitigation measures are required.</p> <p>No paleontological resource were noted at the surface, the characteristics of the sedimentary rock units on-site demonstrate a potential for such resources because the underlying geological formations have yielded fossils in other areas of the County of Orange and southern California. As a result, Final EIR 401 also required monitoring during grading, which would also be required for the proposed project in accordance with the County's standard condition for paleontological monitoring as prescribed below. This requirement has been confirmed by Christopher Droyer, Ph.D., R.P.A. in the most recent review of the site.</p>	<p>No mitigation measures are required.</p>	<p>Less than Significant Impact</p>
	<p>Soils and Geology</p>	<p>SC 4.4-1 Prior to the issuance of a grading permit, the plans and specifications for the proposed project shall confirm that all earthwork and grading operations associated with the implementation of the proposed residential development, shall comply with the County Grading and Excavation Code, County Grading Manual, and all other governing State and local regulatory requirements.</p>
<p>The proposed residential development will be subject to potentially moderate to strong seismic groundshaking associated with seismic activity occurring along the San Joaquin Hills Blind Thrust Fault and other active regional faults, causing potential structural damage.</p>	<p>SC 4.4-2 The project shall comply with all applicable County Building Code requirements as well as those prescribed in the 2010 (or current) edition of the California Building Code (CBC).</p>	<p>MM 4.4-1 The effects of ground accelerations from nearby fault zones shall be considered in the design of the proposed residential structures. Prior to issuance of a grading permit, the proposed development shall be designed in accordance with seismic considerations contained in the 2010 Edition of the California Building Code (CBC), and County of Orange requirements, subject to the approval of the Manager, Permit Services. The parameters specified in Section 7.5 of the Preliminary Geotechnical Evaluation Report, which are based on Chapter 16, Section 1613 of the 2010 CBC may be considered for design.</p>
<p>Future development may be constrained by the presence of near-surface soils (e.g., alluvium/colluvium, etc.), landslides and unstable slopes that exist within the subject property that could affect site development.</p>	<p>MM 4.4-2a Prior to the approval of the building permit, subject to the approval of the Manager, Permit Services, excavations in site soils shall be temporarily shored or sloped in accordance with Cal-OSHA requirements. Temporary excavation slopes in site soils and bedrock, where utilized, shall be no steeper than 1:1 (horizontal to vertical), to a</p>	<p>Less than Significant Impact</p>

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
	<p>MM 4.4-2b Prior to the approval of the building permit, subject to the approval of the Manager, Permit Services, all permanent excavation slopes in bedrock and fill slopes shall be properly designed, constructed, and maintained to assure satisfactory performance under design loading and service conditions. Permanent bedrock excavation and fill slopes shall be constructed at gradients no steeper than 2:1 (horizontal to vertical). Unstable natural slopes should be similarly treated.</p> <p>MM 4.4-2c Prior to the approval of the building permit, subject to the approval of the Manager, Permit Services, remedial grading consisting of over-excavation of the near surface loose disturbed soils and colluvial materials, and replacement with properly compacted fill soils will be required to provide more uniform support for new fill placements, foundations, and slabs-on-grade, reduce structure settlements, and provide satisfactory performance of planned construction. Recommended depths of remedial grading in various areas are identified in Section 7.3.5 of the Preliminary Geotechnical Evaluation Report.</p> <p>MM 4.4-2d Prior to the approval of the building permit, subject to the approval of the Manager, Permit Services, should undocumented fill soils be encountered below the zones of over-excavation recommended in the Preliminary Geotechnical Evaluation Report, they shall be removed full depth and replaced with approved compacted fill material. Unstable natural slopes shall be similarly treated.</p> <p>MM 4.4-2e Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Permit Services for approval. The report shall include information required by the Grading Manual and be in the required form. In addition, the report shall satisfy requirements of the 2010 CBC and the latest edition of Special Publication 117 by the California Geologic Survey (CGS)</p> <ul style="list-style-type: none"> ▪ The stability of natural slopes impacting the development and all proposed cut and fill slopes shall be properly investigated, analyzed, and designed to 	

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> Code standards. Checking for failure under all stabilization designs will be required to critical depth. Hydro-collapse of colluvium and alluvium under proposed loading, where applicable, will be required. 	<p>MM 4.4-2f Prior to the issuance of any grading permits, if the applicant submits a grading plan which the Manager, Permit Services, determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or pad configuration, the Subdivision Committee shall review the plan for a finding of substantial conformance. If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision-making entity.</p> <p>MM 4.4-2g Notwithstanding any grading/elevations that are shown on the tentative map, or the provisions of Orange County Zoning Code Section 7-9-139 (Grading and Excavation), approval of this tentative map does not authorize the issuance of any grading permits.</p> <p>MM 4.4-2h Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whenever comes first, and if determined necessary by the Manager, Permit Services, the applicant shall record a letter of consent from the affected property owners permitting offsite grading, cross lot drainage, drainage diversions, and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Permit Services before recordation of the letter.</p> <p>MM 4.4-2i Prior to the issuance of any grading permit or revisions thereto, the Manager, General Land Use Planning, shall determine that the proposed grading is consistent with the grading depicted within the approved planning application.</p>

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
Police Protection Service and Facilities		
Although there may be a minor incremental demand for police protection resulting from the proposed project (i.e., seven additional residential dwelling units), service is currently provided to the area and project implementation would not result in any potentially significant impacts on OCSD services.	SC 5.9-1 Prior to the issuance of a building permit, the project applicant shall submit the site plan for review and approval by the Orange County Sheriff's Department to ensure that it is designed in accordance with all applicable requirements of the OCSD, including but not limited to parking, security, lighting, and access.	Less than Significant Impact
Fire Protection Service and Facilities		
Although project implementation is consistent with the intensity of development permitted in the Coto de Caza Specific Plan, development is proposed to occur outside of the development footprint approved for Planning Area 10. As a result, development of the site as proposed will increase the demands for (structural) fire protection and paramedic services and, therefore, affect the ability of the OCFA to provide an adequate level of service because the subject property is located within an high fire hazard area.	SC 5.10-1 Prior to the issuance of any grading or building permits, the project plans shall be subject to review and approval by the Orange County Fire Authority for compliance with all applicable OCFA standard conditions, including those for access, water supply and pressure, built-in fire protection systems, road grades and width, building materials, etc. SC 5.10-2 Prior to the issuance of a grading permit, the developer shall have completed implementation of that portion of the approved fuel modification plan determined to be necessary by the OCFA before the introduction of any combustible materials into the project area. Approval shall be subject to an on-site inspection by OCFA. SC 5.10-3 Prior to the issuance of any building permits, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. The plans shall include plan and sectional views and indicate the grade and width of the access road measured flow-line to flow-line. When a dead-end street exceeds 150 feet or when otherwise required, a clearly marked fire apparatus access turnaround must be provided and approved by the Fire Chief. SC 5.10-4 Prior to the issuance of a building permit for combustible	Less than Significant Impact

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
<p>construction, the builder shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. Building permits will not be issued without OCFA approval obtained as a result of an on-site inspection.</p> <p>SC 5.10.5 Prior to the issuance of any building permits, the applicant shall submit a fire hydrant location plan to the Fire Chief for review and approval.</p> <p>SC 5.10.6 Prior to the issuance of any certificate of occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner.</p> <p>SC 5.10.7 Prior to the issuance of any building permits, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage, including height, stroke and colors of the lettering and its contrasting background.</p> <p>SC 5.10.8 Prior to the issuance of any certificate of occupancy, the fire lanes shall be installed in accordance with the approved fire master plan. The CC&Rs or other approved documents shall contain a fire lane map, provisions prohibiting parking in the fire lanes, and a method of enforcement.</p> <p>SC 5.10.9 Prior to the issuance of any building permits, if applicable, the applicant shall obtain the approval from the Fire Chief for the construction of any gate across required fire department access roads.</p> <p>SC 5.10.10 Prior to the issuance of any building permits, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available, an</p>		

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
	SC 5.10-11Prior to the issuance of a building permit, a note shall be placed on the fire master plan stating that all structures exceeding 5,500 square feet (per amendment) and all structures exceeding fire department access requirements shall be protected by an automatic fire sprinkler system in a manner meeting the approval of the Fire Chief.	
	SC 5.10-12Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Prior to the issuance of a certificate of occupancy, this system shall be operations in a manner meeting the approval of the Fire Chief.	
	SC 5.10-13A supervised fire alarm system that complies with the requirements of the California Fire Code shall be included in the project design in an accessible location with an annunciator.	
	SC 5.10-14Access to and around structures shall meet OCFA and California Fire Code requirements.	
The subject property is located within a high fire hazard area as designated by the County of Orange. As such, the proposed residential development would be subject to wildland fires.	Compliance with the standard conditions, which require the preparation and implementation of a fuel modification program (refer to SC 5.10-2).	Less than Significant Impact
School Facilities		
EIR 401 also quantified the number of school-age children that would be generated within the Saddleback Unified School District by the ultimate development of the Coto de Caza Specific Plan, including the seven dwelling units proposed in TTW 17325. The applicant will be required to pay the development fees en effect prior to issuance of building permits for	No mitigation measures are required.	Less than Significant Impact
Parks and Recreational Facilities		
Public and private park and recreational facilities exist throughout the Coto de Caza community and include both active and passive recreation. The project will not be required to include recreational facilities; however, the project will be subject to the County's Quimby Act fees (i.e., Local Park Code) prior to the issuance of building permits for the homes.	No mitigation measures are required.	Less than Significant Impact

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
Sewer Facilities and Service		
Sewer service to the subject property is provided by the SMWD. At the present time, the SMWD owns and maintains and 8-inch sewer main in Van Gogh Way, adjacent to the subject property. Based on a generation rate of 105 gallons per day (gpd), the maximum day sewage generation for the seven dwelling units is estimated to be 2,940 gpd; the peak day generation would be 7,350, based on a peak demand factor of 2.5. The peak day generation of 7,350 gpd equates to 5.1 gallons per minute (gpm), which is 0.01 cubic feet per second (cfs).	No mitigation measures are required.	Less than Significant Impact
Water Facilities and Service		
Water service to the project site is also provided by the SMWD. At the present time, SMWD owns and maintains a 6-inch water main in Van Gogh Way. Peak water flows have been developed for the project based on the fire flow demand of 1,500 gallons per minute (gpm). Based on that demand, the average day demand is estimated to be 800 gallons per day per dwelling unit. Based on a peak hour “peaking” factor of 3.5, the proposed project would require 19,600 gallons of water per day or approximately 14 gpm. As a result, the proposed project would have a maximum peak flow requirement of 1,514 gpm.	SC 4.14-1 Prior to consideration of the proposed project by the Orange County Planning Commission and/or Orange County Board of Supervisors, the applicant shall submit evidence to the County from the Santa Margarita Water District documenting that the District has adequate long-term domestic water supplies that are adequate to serve the proposed 7-unit residential subdivision and has made an irrevocable commitment to provide them.	Less than Significant Impact
Solid Waste Disposal Facilities		
No significant impacts to solid waste collection and/or landfill capacity are anticipated from the 7-unit subdivision. The Orange County landfill system has sufficient capacity to accommodate both the proposed project and future development within the County.	No significant impacts are anticipated and no mitigation measures are required.	Less than Significant Impact
Aesthetics		
Project implementation will not result in potentially significant visual impacts. The proposed project has been designed to minimize grading and landform alteration that would result in potential visual impacts.	<p>No mitigation measures are required; however, the following standard conditions shall be implemented to avoid potential impacts.</p> <p>SC 4.5-1 Prior to the issuance of a building permit, all lighting shall be designed and located to ensure that direct light rays shall not extend beyond the limits of the individual lots.</p> <p>SC 4.5-2 Prior to the issuance of the grading permit, the landscape concept plan prepared for the project shall comply with the requirements prescribed by OCPW as prescribed below.</p> <ul style="list-style-type: none"> ▪ Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for the project area which shall be approved by the 	Less than Significant Impact.

Potential Impact	Standard Conditions and Mitigation Measures	Level of Significance After Mitigation
	<p>Manager, Permit Services. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, water conservation measures contained in Board Resolution 90-487, and Board Resolution 90-1341 (Water Conservation Implementation Plan).</p> <ul style="list-style-type: none"> ▪ Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan. ▪ Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. 	
	<p>Population and Housing</p> <p>Development of the site with seven single-family residential dwelling units in accordance with the adopted long-range plans for the subject property would not result in significant growth and, furthermore, would not result in the potential for unanticipated growth because the project is located in an area that is virtually built out. As “in-fill” development, construction of the proposed project would not necessitate the implementation of new infrastructure such as major roadway improvements and/or the extension of infrastructure that could induce unanticipated growth and development. All of the infrastructure, including sewer and water facilities, storm drains, roadways, etc., exist in the immediate vicinity of the project site and can be extended to the subject property. These existing utility and service systems have adequate capacity to serve the proposed project. Therefore, no significant growth-inducing impacts will occur as a result of project implementation.</p>	<p>Less than Significant Impact</p>